



Parthia Close, Tadworth

The **PERSONAL** Agent



# £390,000

## Freehold

- Spacious sitting room
- Modern fitted kitchen
- Separate dining room
- Two bedrooms
- Modern fitted bathroom
- Double glazing and central heating
- Landscaped garden
- End of terrace
- Garage and parking
- Close to Tattenham Corner and Tadworth village

A modern two bedroom end of terrace extended property, presented in excellent order throughout. Situated within this sought after development between Epsom Downs and Tadworth village.

Attractive garden and garage with driveway.

The accommodation is pristinely presented and comprises: Enclosed entrance porch, spacious sitting room, which leads to the modern fitted kitchen and adjoining good size dining room which has direct access to the garden.

Stairs lead to the first floor where you will find the



two bedrooms and luxury fitted bathroom.

The rear garden is attractively landscaped and has useful side access and garden sheds.

There is a separate single garage with additional parking.

The property is situated between Tattenham Corner and Tadworth village with their excellent local shops, restaurants, cafes and train stations with direct links to Croydon and London Bridge stations.

There are well regarded local schools within easy reach both primary and secondary.

Acres of open countryside are on the doorstep on nearby Epsom Downs with miles of walking and bridle paths.

The nearby A217 affords easy access to larger towns and the M25 at Junction eight.

Tenure - Freehold  
Council tax band - D









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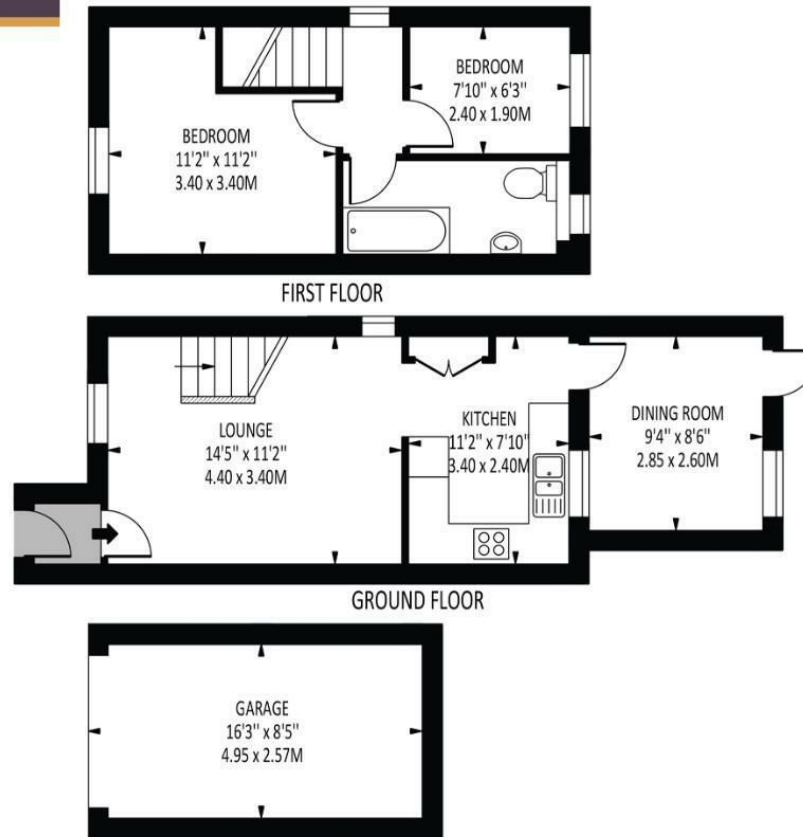


## Parthia Close

Total Area: 732 SQ FT • 68.01 SQ M

(Including Garage)

Garage Area : 137 SQ FT • 12.72 SQ M



Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**EPSOM OFFICE**  
2 West Street  
Epsom, Surrey, KT18 7RG  
01372 745 850

**STONELEIGH/EWELL OFFICE**  
62 Stoneleigh Broadway  
Stoneleigh, Surrey, KT17 2HS  
020 8393 9411

**BANSTEAD OFFICE**  
141 High Street  
Banstead, Surrey, SM7 2NS  
01737 333 699

**TADWORTH OFFICE**  
Station Approach Road  
Tadworth, Surrey, KT20 5AG  
01737 814 900

**LETTINGS & MANAGEMENT**  
157 High Street  
Epsom, Surrey KT19 8EW  
01372 726 666

The  
**PERSONAL**  
Agent

The Personal Agent Ltd. Registered office: 2A Boston Rd, Henley-on-Thames RG9 1DY.  
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